

CITY OF ROCKWALL TEXAS
Sale of Excess Real Property

Notice is hereby given that the City of Rockwall, Texas, is offering 5 parcels of real property for sale to the general public by sealed bid. Bidders who submit bids for all parcels will be given preference. Bids will be opened at 2:00 p.m. on Friday, January 9, 2015, in the City Council Chambers, 385 S. Goliad, Rockwall, Texas. Bids must be submitted on an official bid form provided by the City and must be accompanied by a cashier's check for ten (10%) percent of the total bid. Bids submitted prior to the opening time may be delivered to the Finance Department, Attention Mary Smith, 385 S. Goliad, Rockwall, Texas, where specifications and additional bid information are also available.

Purchaser will have ten (10) days after their bid is accepted by the City Council to satisfy himself that the City has good and marketable title. After this time, the City will prepare a warranty deed for the purchaser, and the purchaser will pay the balance of the purchase price. Should the purchaser fail to consummate the sale for any reason, other than title defects, the City will retain the deposit as liquidated damages or enforce specific performance. The City will not furnish abstracts or title insurance; however, the property will be conveyed free of all liens filed by the City.

The minimum bid on the five parcels to be considered by the City will be \$5,050,000. All reasonable bids will be considered. Bidders who submit bids for all parcels will be given preference. These parcels do have zoning restrictions which are included in their entirety in the bid packets available for pickup from Mary Smith in the Finance Department, 385 S. Goliad, Rockwall, Texas, or at the following link: <http://www.rockwall.com/finance.asp>. The City Council reserves the right to accept or reject all or any part of any of the bids for the parcels.

The parcels available for sale are as follows:

1. Being a 0.444 acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, situated in the City of Rockwall, Rockwall County, Texas, said 0.444 acres being a portion of that certain City of Rockwall tract, as recorded in Volume 4324, Page 290, Deed Records of Rockwall County, Texas (D.R.R.C.T.), Identified in attached surveys as Tract R-01.
2. Being a 0.381acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, situated in the City of Rockwall, Rockwall County, Texas, said 0.381 acres being a portion of that certain City of Rockwall tract, as recorded in Court Order Number 1-05-56, Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being a portion of that certain City of Rockwall tract, as recorded in Volume 3923, Page 251, said Deed Records, said tract also being a portion of that certain Lot 3 and 4, Block 8 of the City of Rockwall tract, as recorded in Volume 3899, Page 147, said Deed Records, and said point being a portion of the George Morton Estate Addition, as recorded in Cabinet A, Slide 47, Plat Records, Rockwall County, Texas(P.R.R .C.T.) Identified on attached surveys as Tract R-03.
3. Being a 0.325 acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, situated in the City of Rockwall, Rockwall County, Texas, said 0.381 acres being a portion of that certain Lot 1and PT 2 of the City of Rockwall tract, as recorded in Volume 6477, Page 320, Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being a portion of that certain George Morton Estate Addition, as recorded in

Cabinet A, Slide 47, Plat Records, Rockwall County, Texas(P.R.R .C.T.). Identified on attached surveys as Tract R-04.

4. Being a 5.906 acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, and the M.J. BARKSDALE SURVEY, ABSTRACT NO. 111 situated in the City of Rockwall, Rockwall County, Texas and being a part of that certain tract of land as conveyed to the City of Rockwall, as recorded in Volume 4324, Slide 290, Deed Records of Rockwall County, Texas (D.R .R.C.T.), said point also being recorded in Document Number 2011-00444412, Identified on attached surveys as Tract R-07.
5. Being a 1.039 acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, situated in the City of Rockwall, Rockwall County, Texas and being certain tract of land known as Lot 1,2,3,4 of the City of Rockwall tract as recorded in Volume 3866, Page 150, Plat Records of Rockwall County, Texas (P .R.R.C.T.), and a being a portion of that certain tract of land as conveyed as Lots 1-4, Block 19, in the City of Rockwall, as recorded in Court Order Number 1-04-880, Identified on attached surveys as Tract R-09

Further information can be secured by calling Assistant City Manager, Mary Smith at (972) 771-7701.

RESTRICTIONS ON COMMUNICATION

Bidders are prohibited from communicating with: 1) elected City officials regarding this Bid from the time the Bid has been released until the contract is posted as a City Council agenda item; and 2) City employees from the time the Bid has been released until the contract is awarded. These restrictions extend to "thank you" letters, phone calls, emails and any contact that results in the direct or indirect discussion of the Bid and/or proposal submitted by Bidder. Violation of this provision by Bidder and/or its agent may lead to disqualification of Bidder's proposal from consideration. Exceptions to the Restrictions on Communication with City employees include:

- Bidders may ask verbal questions concerning this procurement at the Pre-Bid Conference, which will be held on Friday December 12, 2014 at 10:00am in the City Council Chambers, 385 S. Goliad Street.
- Bidders may submit written questions concerning this Bid to the Staff Contact Person listed below until 2 p.m., Local Time, on Wednesday, January 7, 2015. Questions received after the stated deadline will not be answered. All questions shall be sent by e-mail to:

Mary Smith, Assistant City Manager
MSmith@rockwall.com

The City reserves the right to contact any Bidder to request clarification if such is deemed desirable by City. Such clarifications, initiated by City staff person, shall not be considered a violation by Bidder of this section.

CITY OF ROCKWALL
NOTICE OF PROPERTY FOR SALE
Bid Form

Instructions: Write the amount that you wish to bid on the line provided. The minimum bid is \$_____. The City Council reserves the right to accept or reject all or any part of any of the bids for the 5 parcels. Submitted bids must be accompanied by a cashier's check, payable to the City of Rockwall for ten (10%) percent of the total bid as a deposit to be considered.

Parcels

A 0.444 acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, Tract R-01; and a 0.381acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, Tract R-03; and a 0.325 acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, Tract R-04; and a 5.906 acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, Tract R-07; and a 1.039 acre tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, Tract R-09.

Proposed Bid \$_____

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the zoning restrictions on the use of the property. I agree to indemnify the City of Rockwall and its agents from any action or damages arising from the purchase of this property.

Bidder's Name (Please Print)

Bidder's Signature

Bidder's Address

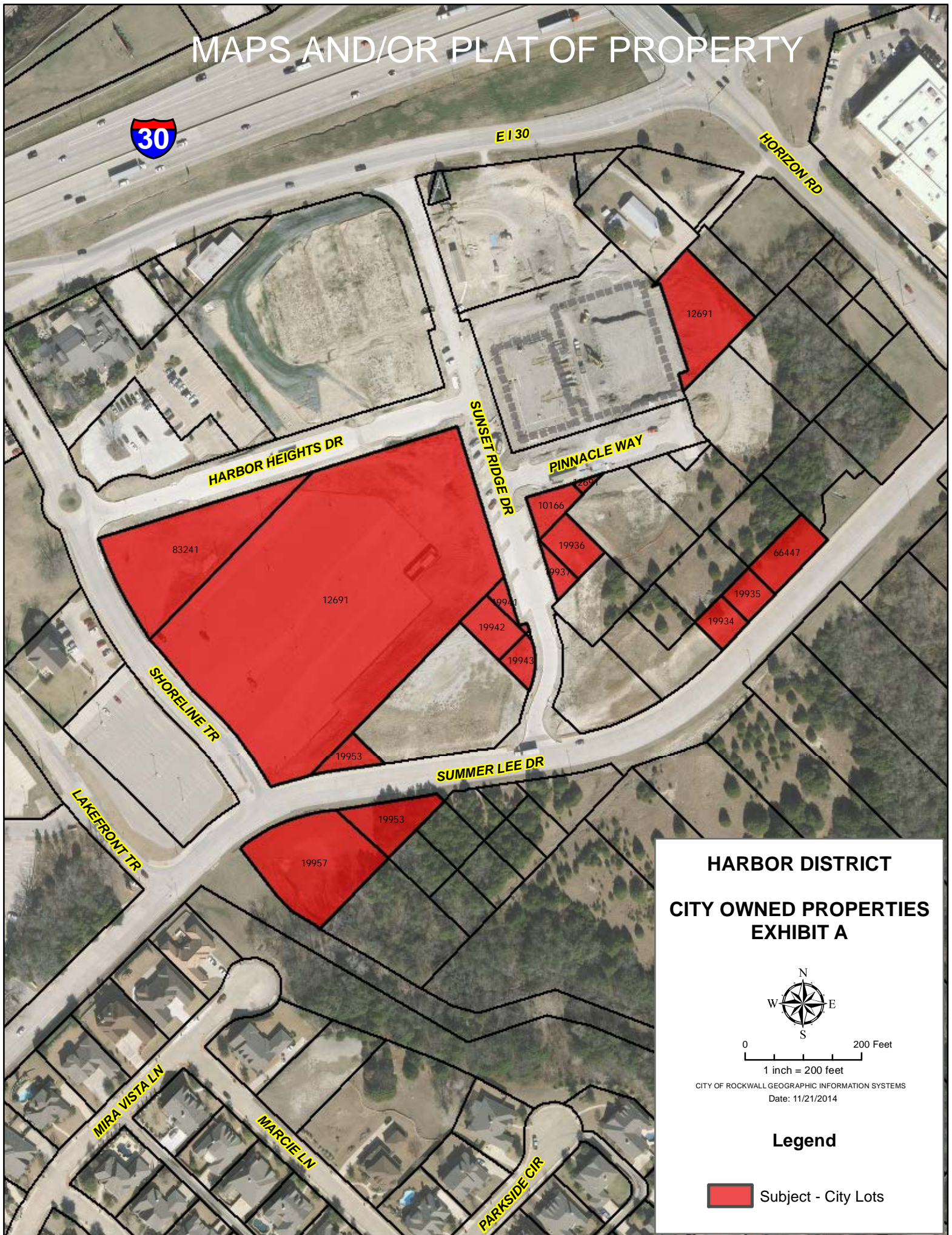
City

Bidder's Telephone (Day #)

Date

Bids must be returned to the Finance Department, Attention Mary Smith before the opening scheduled at 2:00 P.M. on Friday, January 9, 2015. Bids received after that time will be returned unopened. Checks will be returned to persons who are obviously not a successful bidder immediately after the bid opening.

MAPS AND/OR PLAT OF PROPERTY



HARBOR DISTRICT
CITY OWNED PROPERTIES
EXHIBIT A

0 200 Feet
1 inch = 200 feet
CITY OF ROCKWALL GEOGRAPHIC INFORMATION SYSTEMS
Date: 11/21/2014

Legend

Subject - City Lots

ZONING RESTRICTIONS OF PROPERTY

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 10-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE AN AMENDMENT TO (PD-32) PLANNED DEVELOPMENT NO. 32 DISTRICT (ORD. NO. 08-11), SPECIFICALLY BY REZONING THE LAND DESCRIBED BELOW TO EXPAND THE DISTRICT BOUNDARIES; BY INCORPORATING A CONCEPT PLAN THAT APPLIES TO LAND NOW ZONED PD-32 AND THE ADDED LAND, AND THAT DIVIDES THE DISTRICT INTO SUB-DISTRICTS; BY ESTABLISHING LAND USES FOR EACH SUB-DISTRICT; BY PRESCRIBING DEVELOPMENT STANDARDS FOR EACH SUB-DISTRICT; BY DEFINING PROCEDURES FOR APPROVING DEVELOPMENT WITHIN THE DISTRICT; AND BY DEFINING TYPES AND LOCATIONS FOR STREETS WITHIN THE DISTRICT, AND ESTABLISHING STANDARDS FOR THE CONSTRUCTION, DESIGN AND STREETScape FOR SUCH STREETS; INCLUDING AN EXPANSION OF THE DISTRICT TO REZONE APPROXIMATELY 1.15-ACRES FROM (GR) GENERAL RETAIL DISTRICT TO (PD-32) PLANNED DEVELOPMENT NO. 32 DISTRICT, REZONING APPROXIMATELY 3.08-ACRES FROM (C) COMMERCIAL DISTRICT TO (PD-32) PLANNED DEVELOPMENT NO. 32 DISTRICT, AND REZONING APPROXIMATELY 11.21-ACRES FROM (PD-7) PLANNED DEVELOPMENT NO. 7 DISTRICT TO (PD-32) PLANNED DEVELOPMENT NO. 32 DISTRICT, BEING APPROXIMATELY 78.89-ACRES OVERALL AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBITS "A" AND "A-1", AND THE ADOPTION OF A CONCEPT DEVELOPMENT PLAN AS DESCRIBED HEREIN AS EXHIBIT "B" INCLUDING COMPREHENSIVE DEVELOPMENT STANDARDS AS DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to (PD-32) Planned Development No. 32 District (Ord. No. 08-11), specifically by rezoning the land described below to expand the district boundaries; by incorporating a concept plan that applies to land now zoned PD-32 and the added land, and that divides the district into sub-districts; by establishing land uses for each sub-district; by prescribing development standards for each sub-district; by defining procedures for approving development within the district; and by defining types and locations for streets within the district, and establishing standards for the construction, design and streetscape for such streets; including an expansion of the district to rezone by approximately 1.15-acres from (GR) General Retail district to (PD-32) Planned Development No. 32 District, rezoning approximately 3.08-acres from (C) Commercial District to (PD-32) Planned Development No. 32 District, and rezoning approximately 11.21-acres from (PD-7) Planned Development No. 7 District to (PD) Planned Development No. 32 District, and being approximately 78.89-acres overall and more specifically described herein as Exhibits "A" and "A-1", and the adoption of a concept development plan as described herein as Exhibit "B" including development standards as described herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. Zoning Ordinance Amendments. That the Unified Development Code of the City of Rockwall and Ordinance No. 08-11, as amended, shall be and the same are hereby amended by amending the official Zoning Map to expand the boundaries of Planned Development No. 32 District ("PD-32"), by approving a new Concept Plan for the District that delineates sub-district boundaries, and by incorporating revised District standards that apply to each sub-district.

Section 2. District Boundary Amendment. That the boundaries of PD-32 hereby are amended to encompass all the land described in Exhibit A attached hereto and incorporated by reference herein, and the official zoning map of the City shall be amended to reflect the changes in the boundaries of PD-32 described herein.

Section 3. Concept Plan. That the Concept Plan for PD-32, as herein expanded, shall be amended to divide the District into the following sub-districts, as depicted on Exhibit B (consisting of a General Land Use Plan for the District and a Sub-District Plan) attached hereto and incorporated herein by reference as Exhibits B-1 and B-2, and shall replace all prior Concept Plans for the District in their entirety:

1. Harbor Residential Sub-District
2. Freeway Frontage Sub-District
3. Harbor Link Mixed Use Sub-District
4. Hillside Sub-District
5. Hillside Mixed Use Sub-District
6. Summit Office Sub-District
7. Horizon/Summer Lee Sub-District
8. Interior Sub-District
9. Residential Sub-District
10. Ridge Road Retail Sub-District

Section 4. Master Plans. That all development within PD-32, as herein expanded, shall conform to the following generally applicable plans:

- A. Utility Master Plans for Water, Wastewater and Drainage, as set forth in Exhibits C-1 through C-3, which are attached hereto and incorporated herein by reference;
- B. Streetscape Plan, as set forth in Exhibit C-4, which is attached hereto and incorporated herein by reference, and as may be more particularly described in individual Sub-District plans;
- C. Master Grading Plan, as set forth in Exhibit C-5, which is attached hereto and incorporated herein by reference, and as may be more particularly described in individual Sub-District plans;
- D. Master Tree Planting Plan, as set forth in Exhibit C-6, which is attached hereto and

incorporated herein by reference;

Section 5. Land Use. That use of the property in PD-32, as herein expanded, shall be limited to those uses set forth by Sub-District in the Land Use Chart attached hereto as Exhibit D and incorporated herein by reference. Uses listed as "S" in Exhibit D shall require approval of a specific use permit by the City Council, following a public hearing, and upon the report of the Planning and Zoning Commission. A PD site plan shall be required to accompany such use. Unless expressly provided to the contrary, a use granted by specific use permit shall be subject to all standards with the Sub-District in which the use is to be located.

Section 6. Residential Density. That no more than 1,161 urban residential units shall be allowed in PD-32, which may include condominium and/or townhouse units, in addition to a maximum of 49 single-family zero lot line units (patio homes).

Section 7. Sub-District Development Standards. That all development within each Sub-District shall conform to the standards depicted and set forth in each Sub-District plan for building placement, use of ground and upper floors, height, encroachments and parking standards, as more particularly described in Exhibits E-1 through E-10 attached hereto and incorporated herein by reference.

Section 8. District-wide Development Standards. That the following additional standards and requirements shall apply to development in PD-32:

- A. Parking standards, as set forth in Exhibit F-1, which is attached hereto and incorporated herein by reference, shall apply;
- B. Retaining wall standards, as set forth in Exhibit F-2, which is attached hereto and incorporated herein by reference, shall apply;
- C. Prior to the development of any property within PD-32, adequate access necessary to serve that development in conformance with the streetscape plan for the Sub-District or with Exhibit C-4 shall be constructed.
- D. All development within PD-32 shall be subject to Architectural Review as prescribed by the Unified Development Code of the City of Rockwall.
- E. Pedestrian ways or mews shall be utilized to link freeway frontage parking areas and block-interiors to the public street frontage. The maximum cross slope within a pedestrian-way or mews shall be 2%.
- F. Parking garages must meet the following standards:
 - (1) Garages must have guard rail height precast spandrel panels with enhanced detailing on exposed facades to screen parked cars.
 - (2) A minimum of 25% of an exposed garage façade must be screened with vines on a greenscreen or cable type system.
 - (3) Exposed slab and cable guard rails are not permitted on exposed garage facades.
 - (4) Parking garages may contain other permitted uses above the parking level provided the maximum building height of the Sub-district is not exceeded.
- G. Unless otherwise provided for by this PD ordinance, all development within PD-32 shall be subject to the procedures and standards in Article X, Planned Development, of the City of Rockwall Unified Development Code, unless such standards or

procedures are clearly in conflict with the provisions of this ordinance, in which case the provisions of this ordinance shall prevail.

- H. Open space shall be provided in accordance with Article X, Planned Development, and the subdivision regulations of the City of Rockwall. The open space configuration shown on the PD Concept Plan or Sub-district Plans may be reconfigured for a proposed development that otherwise meets the intent of the PD District or Sub-district and the open space standards for the District.

Section 9. Procedures.

- A. Development Plans. A development plan shall be required if a proposed development within any Sub-district does not meet the intent of the PD Concept Plan or the Sub-district Plan, or requires waivers not provided for in Section 9.C. of this ordinance. The Commission, upon the recommendation of the Planning Director, may deny a proposed PD site plan if it determines that a development plan is required under this section. If a development plan is required it shall be submitted and approved in accordance with Article X, Planned Development, of the City of Rockwall Unified Development Code.
- B. Site Plans. A PD site plan is mandatory for all uses permitted under Exhibit D, and shall be submitted and approved in accordance with Article X, Planned Development, of the City of Rockwall Unified Development Code, unless the proposed use requires approval by specific use permit, in which case the PD site plan shall be decided with the application for the specific use permit.
- C. Waivers of Design Standards. In order to provide flexibility and create high quality projects, an applicant for development within the PD District may request a waiver of the following District or Sub-district standards:
 - (1) Building Placement Requirements
 - (2) Landscape Standards
 - (3) Parking requirements
 - (4) Parking Garage Design Standards
 - (5) Increased Building Height in any Sub-District

All other proposed changes must be processed as an amendment to the PD District ordinance. Requests for waivers shall not be subject to review or decision by the Zoning Board of Adjustment. A waiver request may only be made in conjunction with an application for a PD Development Plan or a PD Site Plan. Waivers may only be approved by the City Council following a recommendation by the Planning and Zoning Commission. In order to approve a waiver, the City Council must find that the waiver:

- a. Meets the general intent of PD District or Sub-district in which the property is located, and
- b. Will result in an improved project which will be an attractive contribution to the PD District or Sub-district; and
- c. Will not prevent the implementation of the intent of this PD District.

The City Council may impose conditions on granting any waiver to mitigate negative impacts to neighboring properties or public streets or open space, or to implement the intent of the District or Sub-district.

Section 10. Design Guidelines. That in conjunction with the adoption of this amendatory ordinance, the City shall promulgate a set of design guidelines to be known as the Harbor District Design Guidelines, which are intended to be used as a guide by the City of Rockwall, developers of individual parcels, and their consultants for use in the design, construction, and maintenance of all developments and properties within the Harbor District. These guidelines, which may be adopted and amended from time to time by resolution, may include but are not limited to the following development features: green initiatives, pedestrian ways and mews, site access controls, orientation of buildings, landscaping, outdoor dining, service areas, interior courtyards, pocket parks and open space, parking garages, architectural styles, landmark building locations, signage, construction activities and maintenance.

Section 11. Penalty. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense. Alternatively, the City may impose a civil fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each violation of this ordinance, and for each day that such violation continues.

Section 12. Severability. That if any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (Ord No. 04-38) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

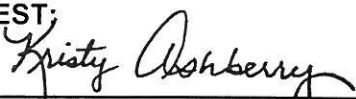
Section 13. Conflicts. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 14. Effective Date. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.


PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL TEXAS, THIS 20th DAY OF September, 2010.


William R. Cecil, Mayor

ATTEST:


Kristy Ashberry, City Secretary

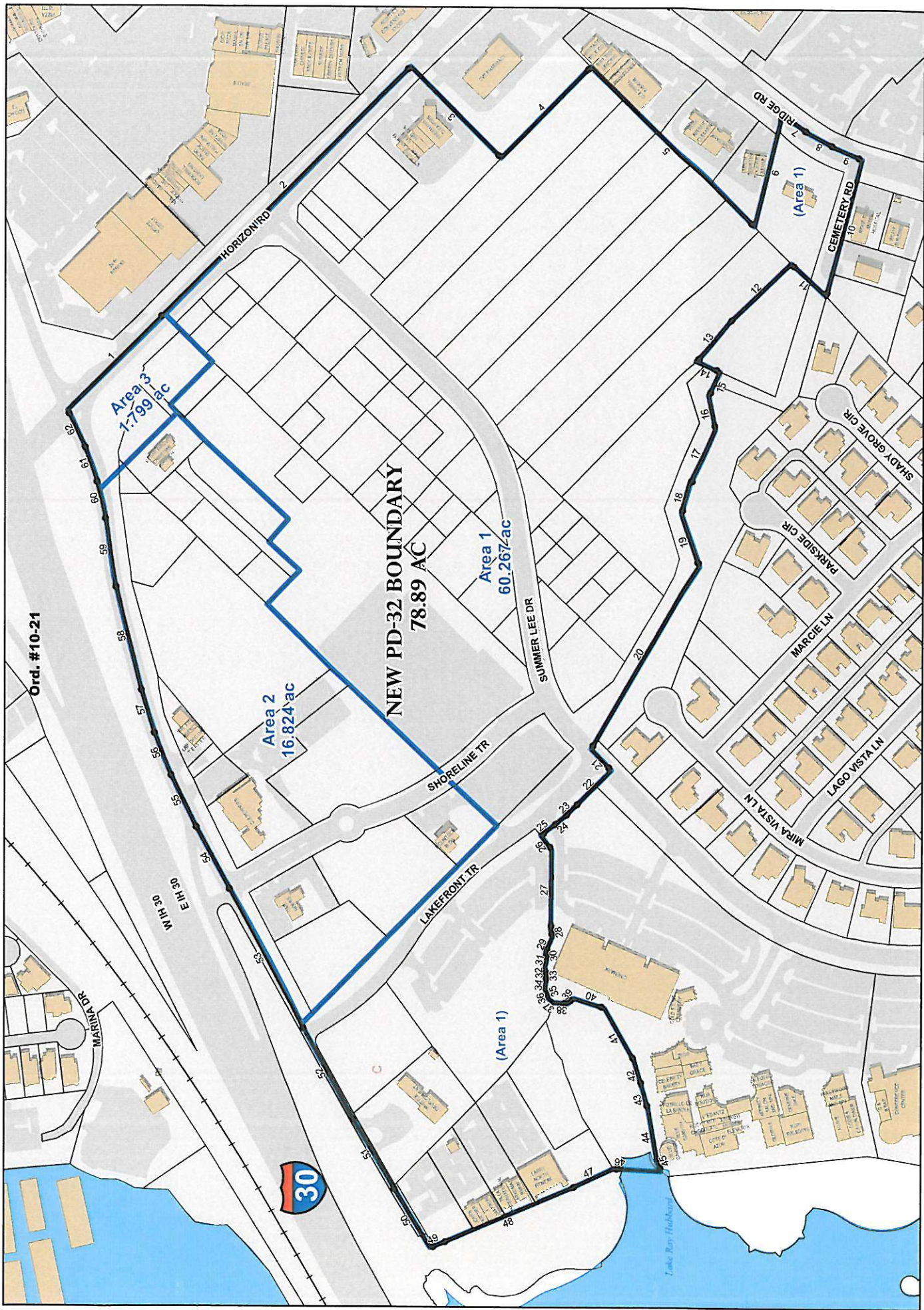
APPROVED AS TO FORM AND CONTENT:


Pete Eckert, City Attorney



1st Reading: 09-07-10

2nd Reading: 09-20-10



Ord. #10-21

NEW PD-32 BOUNDARY
78.89 AC

Area 3
1.799 ac

Area 2
16.824 ac

Area 1
60.267 ac

(Area 1)

(Area 1)

**PD-32 BOUNDARY
EXHIBIT A**

— New PD32 Boundary
□ Areas

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All information is provided "As is with no warranty being made, either expressed or implied."



0 75 150 225 300 Feet
CITY OF ROCKWALL, TEXAS
OFFICE OF THE CITY ENGINEER

JUNE 30, 2010

Ord. #10-21
Exhibit "A-1"
Amended PD-32 Boundary Description
Project No. Z2010-012

BEING approximately 78.89 acres of land located in the M.J. Barksdale (Abstract 11) and E. Teal (Abstract 207) Surveys of the City of Rockwall, Rockwall County, Texas to be known as the Amended PD-32 Zoning Boundary and being more particularly described as follows:

BEGINNING at a point in intersection of Horizon Rd and the south service road of Interstate Highway 30 (GPS Coordinates N2589965.033 E7014570.874);

- 1 **THENCE** S45-3-43E along the centerline of Horizon Rd for a distance of 359.75 feet to a point;
- 2 **THENCE** S45-9-15E continuing along said centerline for a distance of 922.798 feet to a point;
- 3 **THENCE** S45-7-2W along the western boundary of the Eckerd Addition for a distance of 338.85 feet to a point;
- 4 **THENCE** S45-31-32E along the southern boundary of the Eckerd Addition for a distance of 339.158 feet to a point;
- 5 **THENCE** S44-34-41W along the southeastern boundary of the Isaac Brown Addition for a distance of 594.34 feet to a point;
- 6 **THENCE** S75-48-35E along the northern boundary of Lakeridge Estates, Lot 26 for a distance of 304.035 feet to a point;
- 7 **THENCE** S34-45-14W for a distance of 85.563 feet to a point;
- 8 **THENCE** S28-45-41W for a distance of 78.959 feet to a point;
- 9 **THENCE** S23-0-35W for a distance of 78.959 feet to a point;
- 10 **THENCE** N75-6-11W along the north boundary of the Willis-Sealock Addition for a distance of 371.56 feet to a point;
- 11 **THENCE** N42-41-6E for a distance of 124.594 feet to a point;
- 12 **THENCE** N43-28-45W along the southwestern boundary of the Isaac Brown Addition for a distance of 228.343 feet to a point;
- 13 **THENCE** N50-43-21W for a distance of 132.929 feet to a point;
- 14 **THENCE** S23-32-21W for a distance of 65.722 feet to a point;
- 15 **THENCE** N64-32-23W for a distance of 69.271 feet to a point;
- 16 **THENCE** S78-40-26W following along the northern boundary of the Lago Vista Addition for a distance of 90.8 feet to a point;
- 17 **THENCE** N66-47-33W continuing along said boundary for a distance of 159.22 feet to a point;
- 18 **THENCE** N75-45-16W for a distance of 80.21 feet to a point;
- 19 **THENCE** S72-39-11W for a distance of 143.44 feet to a point;
- 20 **THENCE** N59-46-23W for a distance of 557.634 feet to a point;
- 21 **THENCE** S45-59-1W for a distance of 77.538 feet to a point;
- 22 **THENCE** N44-47-20W for a distance of 138.413 feet to a point;
- 23 **THENCE** N42-57-48W for a distance of 38.504 feet to a point;
- 24 **THENCE** N39-43-7W for a distance of 38.504 feet to a point;
- 25 **THENCE** N36-28-26W for a distance of 38.504 feet to a point;
- 26 **THENCE** S53-20-53W following along the northern boundary of the Harbor-Rockwall Addition for a distance of 47.636 feet to a point;
- 27 **THENCE** N89-33-5W continuing along said boundary for a distance of 208.66 feet to a point;
- 28 **THENCE** S79-6-40W for a distance of 20.72 feet to a point;
- 29 **THENCE** N66-23-19W for a distance of 45 feet to a point;
- 30 **THENCE** S80-59-47W for a distance of 19.85 feet to a point;
- 31 **THENCE** N77-4-50W for a distance of 17.5 feet to a point;
- 32 **THENCE** S86-11-31W for a distance of 22.15 feet to a point;
- 33 **THENCE** S87-31-10W for a distance of 18.75 feet to a point;
- 34 **THENCE** N82-39-16W for a distance of 17.59 feet to a point;

Ord. #10-21
Exhibit "A-1"
Amended PD-32 Boundary Description
Project No. Z2010-012

35 **THENCE** S68-51-13W for a distance of 13.2 feet to a point;
36 **THENCE** S75-7-26W for a distance of 12.97 feet to a point;
37 **THENCE** S36-31-5W for a distance of 17.64 feet to a point;
38 **THENCE** S2-59-22W for a distance of 38.81 feet to a point;
39 **THENCE** S48-52-49E for a distance of 18.61 feet to a point;
40 **THENCE** S17-8-14W for a distance of 87.301 feet to a point;
41 **THENCE** S60-34-34W for a distance of 160.015 feet to a point;
42 **THENCE** S73-43-56W for a distance of 67.56 feet to a point;
43 **THENCE** S74-42-54W for a distance of 63.28 feet to a point;
44 **THENCE** S80-10-12W for a distance of 142.24 feet to a point;
45 **THENCE** S64-3-37W for a distance of 24.61 feet to a point;
46 **THENCE** N2-50-21E for a distance of 126.02 feet to a point;
47 **THENCE** N24-40-2W along the western boundary of the Rockwall Harbor Phase 1 Addition for a distance
of 125.683 feet to a point;
48 **THENCE** N22-55-59W continuing along said boundary for a distance of 368.32 feet to a point;
49 **THENCE** N22-55-59W for a distance of 32.765 feet to a point;
50 **THENCE** N58-47-23E following along the centerline of the south service road of Interstate Highway 30 for
a distance of 190.81 feet to a point;
51 **THENCE** N58-58-59E continuing along said centerline for a distance of 212.916 feet to a point;
52 **THENCE** N61-2-53E for a distance of 271.157 feet to a point;
53 **THENCE** N62-2-17E for a distance of 412.293 feet to a point;
54 **THENCE** N61-44-10E for a distance of 183.797 feet to a point;
55 **THENCE** N64-7-43E for a distance of 151.311 feet to a point;
56 **THENCE** N68-43-57E for a distance of 118.858 feet to a point;
57 **THENCE** N72-59-9E for a distance of 118.858 feet to a point;
58 **THENCE** N76-2-6E for a distance of 279.139 feet to a point;
59 **THENCE** N81-22-36E for a distance of 181.597 feet to a point;
60 **THENCE** N76-12-48E for a distance of 97.497 feet to a point;
61 **THENCE** N70-6-13E for a distance of 97.497 feet to a point;
62 **THENCE** N63-59-38E for a distance of 97.497 feet to the **Point of Beginning**, Containing approximately
78.89 acres (3436420.51186 square feet) of land, more or less.

Exhibit B-1

Planned Development Concept Plan

Ord. #10-21



